

**PLANNING COMMISSION
REGULAR MEETING January 5, 2015**

Anthony Whelan, Chairman, opened the meeting at 6:00 P.M. with the following in attendance:

MEMBERS:

Anthony Whelan, Chair
Robert Pease, Vice-Chair
Harry Jancis, Absent
Ray Krzykowski
Robert Clark, Alternate
Dave Sletner, Alternate

OTHERS:

Public: 0
Wayne Zirolli, Borough Engineer
Sue Goggin, Secretary
Edward Fitzpatrick, Borough Attorney

1. Tony Whelan led with the Pledge of Allegiance. He took attendance, and noted there was a quorum. He appointed Bob Clark and Dave Sletner regular voting members.
2. Executive session with Borough Attorney.
There was no executive session.
3. Review /Approval of the December 1, 2014 Regular Meeting Minutes.

VOTED: 3-0-2 on a motion by Bob Clark and seconded by Bob Pease to **APPROVE** the December 1, 2014 Regular Meeting Minutes as written.

FOR

Ray Krzykowski
Robert Pease
Robert Clark

AGAINST

ABSTAIN

Anthony Whelan
David Sletner

4. NEW BUSINESS

- A. Preliminary discussion regarding proposed development on Parcel A (GDC Building).

Mr. Migani, architect for the proposed project on Parcel A, explained what they are proposing to the commission. He described other revitalization projects that he has worked on. He described Naugatuck's history and how they are going to tie the design of the building into it. Mr. Migani explained that they are working with a group called Artspace. He explained their ideas and strategies. He said they are pursuing tax credits and a pre-development loan. They have a funding application which will be due in June 2015. There was a discussion over the phasing of the project.

- B. Commission discussion/decision regarding request for bond reduction and extension for Apple Hill Estates Subdivision, Section II, Applicant: Morgan Development Corporation

The applicant was not present. The commission continued this item until the May meeting.

- C. Commission discussion/decision regarding requested bond reduction for Partridge Village Subdivision, Applicant: Candido Carrelo

Wayne explained that the applicant is requesting a reduction in his bond from \$145,000 to \$75,000. Tony Whelan asked if that is enough to complete the public improvements. Wayne said that it is enough to cover the public improvements.

VOTED: Unanimously on a motion by Robert Pease and seconded by Robert Clark to **REDUCE** the bond to \$75,000 for the balance of the public improvements.

The commission took a 5 minute recess at 6:10 P.M.
The meeting resumed at 6:15 P.M.

- D. All new items will require a 2/3 vote.

There were no new items.

5. ADJOURNMENT

VOTED: Unanimously on a motion by Bob Pease and seconded by Dave Sletner to adjourn the meeting at 8:00 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/sg